



PUBLIC HEARING AGENDA

AGENDA HEARING OFFICER

T U E S D A Y

JUNE 15, 2004

(1:30 PM)

(Council Chambers – 31 East Fifth Street)

and, if necessary

Board of Adjustment Hearing - Wednesday, June 23, 2004

at 7:00 p.m.

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.

AGENDA

1. **BA040078** Request by the **KELLER RESIDENCE** for the following located at 12831 South 71st Street in the AG, Agricultural District:
 - a. Use permit to allow the expansion of a nonconforming use/structure (a 290 s.f. detached guest room located within an existing barn) by 25% of the original livable ground floor area.
 - b. Variance to allow the expansion of the detached guest room beyond 25% to 131% (for a total livable area of 671 s.f.).**(RE-SCHEDULED FROM MAY 19, 2004 HEARING OFFICER MTG)**
(RE-ADVERTISED DUE TO CHANGE IN CONTENT DESCRIPTION)
2. **BA040093** Request by **SOTO AUTO SALES** for a use permit to allow the sale of used automobiles located at 2320 East Apache Boulevard in the C-2, General Commercial District.
(CONTINUED TO JUNE 23, 2004 BOARD OF ADJUSTMENT)
3. **BA040096** Request by **CARMEL COMMUNITY SCHOOLS – TEMPE ACADEMY** for a use permit to allow an arts and technology charter school for kindergarten through 8th grade located at 1102 West Southern Avenue in the I-1, Light Industrial/I-2, General Industrial Districts.

4. **BA040097** Request by **MT. CARMEL CATHOLIC CHURCH – NEXTEL COMMUNICATIONS** for a use permit to allow a 50 feet tall wireless communications tower (mono-palm) and an equipment shelter located at 2121 South Rural Road in the R1-6, Single Family Residential District.
5. **BA040098** Request by **DANELLE PLAZA – UNIVERSITY PROPERTIES INC. d.b.a. YUCCA TAP ROOM** for the following located at 29 West Southern Avenue in the C-2, General Commercial District:
 - a. Use permit to allow the expansion of an existing bar with live entertainment.
 - b. Use permit to allow an outdoor patio.**(CONTINUED TO JULY 6, 2004 HEARING OFFICER)**
6. **BA040099** Request by **SIERRA PLAZA - PRIYA INDIAN CUISINE LLC (formerly Flavor of the Orient Restaurant)** for a use permit to allow an Indian cuisine restaurant located at 903 South Rural Road, Suite 108 in the C-2, General Commercial District.
7. **BA040100** Request by the **CLINE RESIDENCE** for a use permit to allow a second story addition located at 1606 East Calle De Caballos in the AG, Agricultural District.